



BOXBOROUGH PLANNING BOARD
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James Faulkner, Chairman Eduardo Pontoriero, Clerk Owen Neville John Markiewicz Nancy Fillmore

Meeting Minutes
July 15, 2013
7:30 p.m.

Members present:

James Faulkner, Chair
Eduardo Pontoriero, Clerk
Nancy Fillmore, Member
Owen Neville, Member
John Markiewicz, Member
Elizabeth Hughes, Town Planner

The Chair opened the meeting at 7:36 pm.

Planning Board Meeting Minutes

On a motion by Mr. Markiewicz, seconded by Ms. Fillmore, the minutes of June 17th were unanimously approved as written.

Planning Board MAGIC Representative

Mr. Markiewicz stated he would be willing to serve as the Planning Board representative. Ms. Fillmore moved to nominate Mr. Markiewicz as the Planning Board's MAGIC representative. Mr. Faulkner seconded the motion with all voting in favor.

Planning Board Design Review Committee Representative

Mr. Faulkner stated he would be willing to continue to serve as the Planning Board's representative on the Design Review Committee. Mr. Pontoriero moved to recommend that the Selectmen appoint Mr. Faulkner as the Planning Board representative to the Design Review Committee. The motion was seconded by Ms. Fillmore with all voting in favor.

Wireless Overlay District Bylaw Amendment Discussion

The Town Planner gave an update on a recent building permit application for collocation on the tower off Burroughs Road in the sand pit and the Middle Class Tax Relief and Jobs Act Section 6409. She noted that depending on the opinion from Town Counsel, it may not make any difference what the Wireless Bylaw says, the Town can not deny the collocation if it meets the requirements in Section 6409. If that is the case, Ms. Hughes does not see any need to amend the Bylaw to try and take into consideration the language in Section 6409 since it would be extremely difficult to explain this situation to Town Meeting members.

856 Hill Road Scenic Road and Stone Wall Public Hearing

The Chair opened the public hearing at 7:47 pm. The applicant's surveyor Russ Wilson with R. Wilson & Associates, Inc. gave a brief overview of the project, noting that the reason they were

requesting a 32-foot opening in the stone wall was because the proposed house is a pre-fabricated structure that will come in on a tractor trailer. Mr. Faulkner commented that given the width of Hill Road it was likely that a tractor trailer wouldn't be able to turn into the site even with a 32-foot opening. He thought it was more likely that the crane used to build the house would just take the sections off the truck from the road. The Board agreed that a permanent 32-foot opening was not in keeping with the scenic character of the road and felt that a temporary opening of 32 feet was fine if needed, but that the wall would have to be rebuilt down to 20 feet.

The Board discussed the width of the driveway flare at Hill Road and determined a 16-foot flare with a 2-foot shoulder for snow would be sufficient and in keeping with the character of the road.

The Board discussed the sight distance along Hill Road as it relates to the location and width of the driveway. Mr. Faulkner thought the sight distance was acceptable in both directions. Mr. Neville felt that the speed at which vehicles travel north on Hill Road is very fast and a wider driveway flare would be safer for the owners to turn quicker out of the property into a travel lane.

Mr. Markiewicz moved to grant the Scenic Road and Stone Wall Permit to allow a temporary 32-foot opening in the wall if needed and a permanent opening in the wall of 20 feet with a 16-foot driveway flare. The motion was seconded by Ms. Fillmore with all voting in favor.

Build-out Analysis Contract Discussion

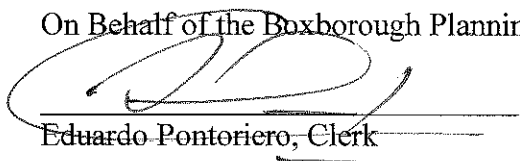
The Town Planner discussed the delays with MAPC on the project and recommended that the Board not move forward with the stakeholder's meeting or the public workshops during the summer. The Chair noted that there was no pressing need, such as a grant application, to have the build-out analysis done right away. Mr. Markiewicz suggested waiting until September for the stakeholder's meeting and then have the public workshops in October. The Board agreed. The Town Planner commented that a contract time extension would have to be signed, but she did not see any issues.

94 Chester Road Chapter 61 First Right of Refusal

The Town Planner gave an overview of the Moran's proposal to convey 19,379 s.f. from 94 Chester Road to the house lot at 100 Chester Road so it could become a conforming building lot. This was required so the Morans could sell the house. The Board discussed whether the strip of land had some benefit to the Town, including the potential for trail access to the remaining portion of the property should the Town ever consider purchasing it. The Board determined that there was no immediate or current advantage to the Town purchasing the 19,379 s.f., and in fact, it would be detrimental to the Morans because it would deprive them of the ability to make the house lot conforming. On a motion by Ms. Fillmore, seconded by Mr. Markiewicz, the Board voted to recommend to the Selectmen that the Town not exercise its right to purchase the property.

With no further business, Mr. Faulkner moved to adjourn the meeting at 8:17 pm. The motion was seconded by Mr. Markiewicz with all voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk